



CITY OF BRAZIL

Office of Planning and Zoning/Code Enforcement

*A. Ann Bradshaw, Mayor
Stacy Gibbens, Plan Administrator*

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City of Brazil Advisory Plan Commission Regular Meeting July 14, 2009 at 6:00 p.m.

Meeting called to order by Pat Heffner at 6:00 p.m. Previous minutes reviewed. Motion to approve made by Charles Hear, seconded by Bill Lovett. Unanimously approved.

Roll Call:	Pat Heffner, present	Bill Hammer, present
	Veda Bussing, present	Bill Lovett, present
	Matt Pollum, present	Charles Hear, present
	Nancy White, present	Brad Emmert, not present

Old Business: Status on Ball State Plan – Stacy passed out CDs with Comprehensive Plan and proposed ordinances.

New Business: Variance from Ordinance regulating parking requirements at Harris Bank
Arnold Brames, attorney, asked that we give a variance for the number of parking spaces Harris Bank needs to conduct their business. Our code requires 55 spaces for the amount of square footage of the bank. Harris Bank would like to maintain 27 spaces. The purpose for the request is to allow them to donate parking along with the building located at 101 W. National which will go to the Indiana National Road Association.

Joe Jarzen from the Indiana National Road Association spoke and expressed his gratitude at receiving this donation and also his plans for this property. The Association plans to market this property to private investors for ultimate commercial use. It would be necessary if this property were used commercially that parking be provided. They really need the parking spaces donated to make this a marketable property. He also indicated that they intend to re-open the front door of the building.

Danny Dillman, 111 N. Franklin, stated that he is interested in buying one of the parking lots which will be donated to the Indiana National Road Association. Stacy advised him that he would need to discuss this with Mr. Jarzen once the donation was completed.

Discussion – Charles Hear said he saw no problem in allowing the variance.

Motion to recommend approval of the variance made by Veda Bussing, seconded by Charles Hear. Motion carried.

Stacy advises commission of plans to annex and impact of annexation on comprehensive plan and proposed ordinances. She suggested that we hold off with further work on plan until she can determine whether Ball State is be willing to include the annexed properties and what zoning and other issues might arise from annexation.

Motion to adjourn – Charles Hear makes motion, Matt Pollum seconded. Meeting adjourned.